

104.0

0005

0005.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

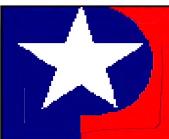
806,400 / 806,400

USE VALUE:

806,400 / 806,400

ASSESSED:

806,400 / 806,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
319		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FREE LUCIUS/ TRUSTEE &	
Owner 2: COVENY DONNA M/ TRUSTEE	
Owner 3: 319 RIDGE ST NOMINEE REALTY TR	
Street 1: 319 RIDGE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: FREE LUCIUS /ETAL -
Owner 2: COVENY DONNA M -
Street 1: 319 RIDGE ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2290 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
10/17/2018 1508 New Wind 12,750 C

ACTIVITY INFORMATION
Date Result By Name
10/2/2018 MEAS&NOTICE BS Barbara S
7/3/2013 Info Fm Prmt EMK Ellen K
6/15/2009 Measured 189 PATRIOT
10/1/2001 MLS MM Mary M
10/25/1999 Meas/Inspect 264 PATRIOT
8/13/1991 JK

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % % % % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Mod Infl 1 Infl 2 Infl 3 %
101 One Family 8442 Sq. Ft. Site 0 70. 0.80 4

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

Total AC/Ha: 0.19380	Total SF/SM: 8442	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 471,281	Spl Credit	Total: 471,300
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5	- Cape			Full Bath: 3	Rating: Good												
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1954	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G14	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	GD - Good			Phys Cond: 18.	%.			Exterior:	No Unit	RMS	BRS	FL	TQS				
Prim Int Wal 1	- Drywall			Functional:	%			Interior:	1	7	3		FFL				
Sec Int Wall:	%			Economic:	%			Additions:					BMT				
Partition: T	- Typical			Special:	%			Kitchen:					(364)				
Prim Floors: 3	- Hardwood			Override:	%			Baths:									
Sec Floors:	%			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 4	- Carpet			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	110.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.34444439				General:									
Electric: 3	- Typical			Const Adj.: 1.00999999													
Insulation: 2	- Typical			Adj \$ / SQ: 149.368													
Int vs Ext: S				Other Features: 116250													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 411721													
% Com Wal	% Sprinkled			Depreciation: 76580													
				Deprecated Total: 335141													
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val:					IMAGE				
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS												PARCEL ID 104-0-0005-0005.A					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1999		0.00	T	16	101				
More: N				Total Yard Items:				Total Special Features:				Total:					